



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Hill House, Steele Croft Road, Carbost, Isle of Skye, IV47 8SY.

Offers Over £475,000

Modern Split Level House
Four Bedrooms (2 en-suite)

Generous Garden Grounds
Double Glazing and Air Source Heating

Walk-In Condition
Stunning Loch & Mountains Views

Description:

Hill House offers a unique opportunity to purchase an impressive four bedroom split level house located in an elevated position in the village of Carbst boasting stunning views over Loch Harport and the Cuillins.

Hill House is a unique four bedroom eco home set in an elevated position within the village of Carbst overlooking Loch Harport. Completed in 2018 and finished to a very high standard the property is presented in immaculate condition with stylish modern décor throughout. The property has been designed to maximise the surrounding views with full height windows affording loch and mountain views and allowing an abundance of natural light to flood the rooms.

The split level accommodation within comprises of: entrance vestibule, lounge and two double bedrooms (1 en-suite) on the ground floor. The upper level comprises of kitchen/dining room, two double bedrooms and bathroom. The property further benefits from Nordvest double glazing, under floor air source heating, MVHR heat recovery system and multi-fuel stove in the lounge providing additional heating and hot water.

Externally, the property is set within generous garden grounds which are mainly left wild. The property is accessed via a private reclaimed tarmac drive with ample parking available to the side of the property. In addition is a large double shed which provides additional storage.

Hill House presents a wonderful opportunity to purchase a stunning eco home in a beautiful setting and must be viewed to fully appreciate the standard of accommodation and views on offer.



Room sizes

Ground Floor

Vestibule: 4.89m x 1.54m (16'00" x 5'00")

Lounge: 6.06m x 6.03m (19'10" x 19'09")

Master Bedroom: 5.96m x 3.94 (19'06" x 12'11")

Walk-In Wardrobe: 2.45m x 1.91m (8'00" x 6'03")

Master En-Suite: 3.38m x 1.92m (11'01" x 6'03")

Bedroom Two: 4.31m x 3.92 (14'01" x 12'10")

En-Suite: 2.71m x 1.93m (8'10" x 6'04")



Upper Floor

Kitchen/Dining Room: 9.48m x 4.77m (31'01" x 15'07") at max.

Utility Room: 2.75m x 1.80m (9'00" x 5'10") at max.

Bedroom Three: 5.40m x 3.95m (17'08" x 12'11") at max.

Bedroom Four: 4.67m x 3.95m (15'03" x 12'11")

Bathroom: 2.74m x 1.81m (8'11" x 5'11")





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains water, drainage and electricity. Underfloor Air Source Heating.

Council Tax: F

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

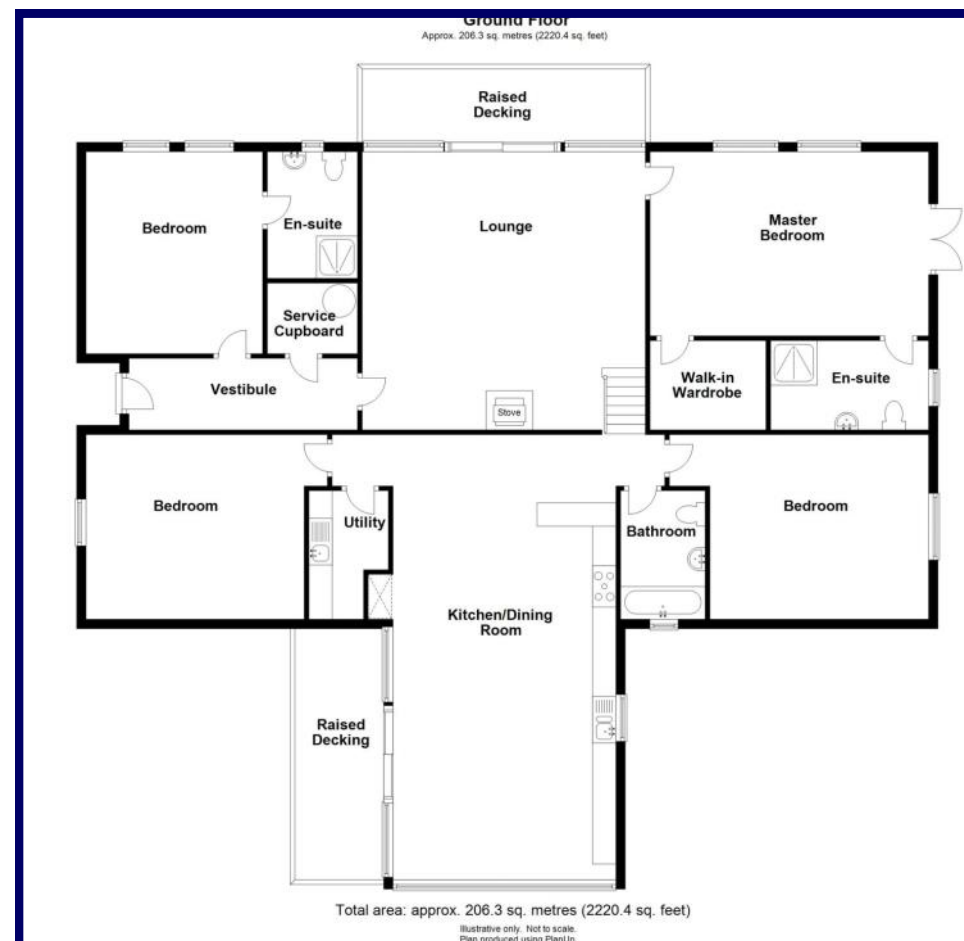
By mutual agreement.

Directions:

Heading north from Sligachan on the A863 take the left hand turning signposted Carbost and the Minginish Peninsula (and Talisker Distillery). Follow this road for approximately 2-3 miles. As you enter Carbost Take the first road on your left after you cross the cattle grid, Hill House is the last house at the top of the hill.

Location:

The area of Carbost is situated on the western side of the Island and is made up of a number of smaller townships all overlooking the picturesque Loch Harport. The village itself has a good, community owned shop and a post office as well as a village Inn, doctor's surgery and a primary school. Carbost is also home to the world famous Talisker Distillery and Visitors centre. The capital town of the Island Portree is some 15 miles away and away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling. The property is centrally located and close Skye's famous Cuillin Mountains and would be the ideal base for anyone interested in walking and exploring the whole island. Glenbrittle Beach and Talisker Bay are also close by.



The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.